

**BY-LAW NO.**

**A By-law to amend  
CD-1 (55) By-law No. 4412**

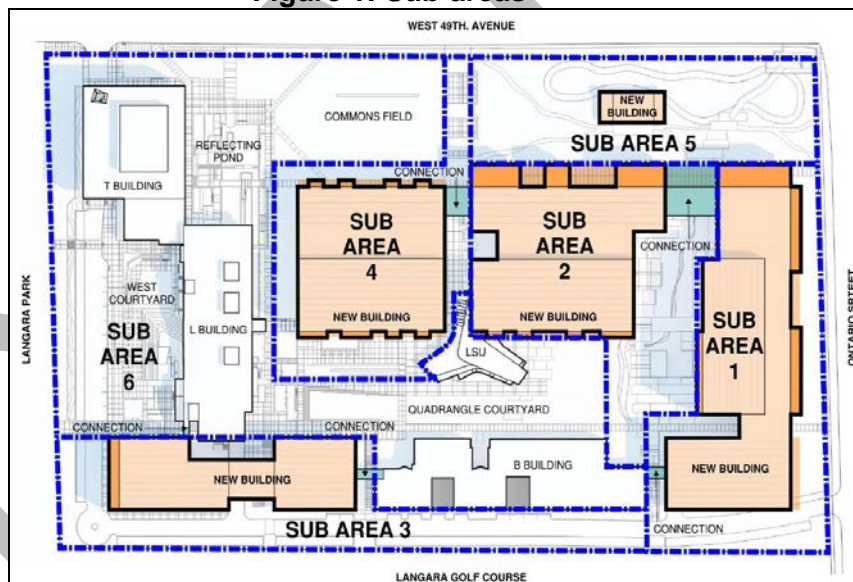
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of By-law No. 4412.
2. Council strikes out sections 3 through 7 and substitutes the following:

**“3 Sub-areas**

- 3.1 The site is to consist of six sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing maximum permitted floor area and building heights for each sub-area.

**Figure 1: Sub-areas**



**4 Floor Area and Density**

- 4.1 The total floor area for all uses must not exceed 134,641 m<sup>2</sup>.
- 4.2 The floor area for all permitted uses in each of the sub-areas must not exceed the maximum permitted floor area for that sub-area, as set out in the following table:

**Table 1: Maximum Permitted Floor Area**

<b>Sub-Area of Figure 1</b>	<b>Maximum permitted floor area (m<sup>2</sup>)</b>
1	30,127
2	31,518
3	11,906
4	28,268
5	400
6	32,422

- 4.3 Computation of floor space ratio must include all floors, including earthen floor, above and below ground level, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) child day care facility;
  - (b) balconies, canopies, open concourses, sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
  - (c) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
  - (d) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating or mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length.
- 4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.

## **5 Building Height**

- 5.1 Buildings in each sub-area, measured from base surface, must not exceed the maximum permitted height for that sub-area, as set out in the following table:

**Table 2: Maximum Permitted Building Height**

<b>Sub-Area of Figure 1</b>	<b>Maximum permitted height (m)</b>
1	31
2	31
3	21
4	31
5	11
6	24

